

SULLY DISTRICT TASK FORCE
APR TASK FORCE RECOMMENDATION
2004 AREA PLANS REVIEW

APR ITEM # **04-III-1FC**

DATE(S) REVIEWED BY TASK FORCE: **11/09/04**

NOMINATOR(S): **Keith Martin & David A. Ross** _____

SUMMARY TASK FORCE RECOMMENDATION:

Approve Nomination as submitted _____

Approve Nomination with Modification _____ **X** _____

(Add modification below under Explanation/Comments or attach a separate page to this document.)

Retain Adopted Plan _____

VOTE TALLY:

In favor: _____ **11** _____

Opposed: _____ **6** _____

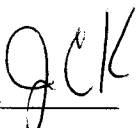
Abstentions: _____

Task Force member (s) who recused themselves from the vote:

None _____

TASK FORCE EXPLANATION/COMMENTS:

See attached recommendation.

Task Force Chairman (initials) _____ **JCK** 

APR 04-III-1FC

Task Force Action:

Approve of the Nominators Plan Proposal for:

46-3 ((1)) Parcel 15 & 46-1 ((22)) parcel J (portion) to permit office, hotel (~~Delete Residential~~) and retail development at an FAR not to exceed .25 at the overlay level with recognition of continued use of a portion of the site by Dominion Resources for a substation and transmission lines and with the addition of the following language:

- 1) Any site development should include a suitable monument and battle maps on the Rt. 50 Frontage commemorating the battle of Chantilly (Ox Hill) in 1862. This should include a public access easement to the area chosen for the monument and maps and of the site area set aside for this purpose.
- 2) The development of the site should provide convenient access and an access easement for Dominion Resources to their transmission station from Rt. 50 so that the existing access from Ox Hill Rd. may be abandoned or used only in emergency situations.
- 3) It is strongly encouraged that development of this site include a daycare facility and a grocery store.
- 4) That any development of the site should satisfy transportation access and safety needs.
- 5) That distribution lines on the site be placed underground
- 6) That appropriate buffering and transition areas be maintained from adjacent residential areas.